

The Results of the Somerville Planning Board meeting for **Thursday, March 18, 2004** are as follows:

Review of Cases for the Zoning Board of Appeals:

51 Warren Street: (Continued from 3-4-04) (Applicant: Antonio Pereira; Owners: Antonio Pereira and Maria Pereira; Agent: William G. Ferullo, Esq.) The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). Business (BA) zoning district.

Continued to April 1, 2004

131 Willow Avenue: (Continued from 3-4-04) (Applicant: 131 Willow Avenue, LLC; Owner: Christos Poutahidis; Agent: Adam Dash, Esq.) The Applicant seeks a special permit with site plan review (§7.11.1.c) to demolish an existing garage and construct an eleven unit building. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from front yard setback (§8.5.G) and a variance from parking requirements (§9.5.1.a). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. Residence C (RC) zoning district.

Recommended Approval with Conditions (5-0)

197 Elm Street: (Continued from 3-4-04) (Applicant: SHRI Ganesh Jee d/b/a Subway; Owner: BEV Realty Trust; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit with design review to establish a fast food restaurant (SZO §7.11.10.2.1.a). Neighborhood Business (NB) zoning district.

Recommended Approval with Conditions (5-0)

212 Holland Street: (Applicant: Azem Dervisevic; Owner: Cyndie Kargatzis) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to construct a deck at the front of the existing structure (Sabur Restaurant). Neighborhood Business (NB) zoning district.

Continued to April 1, 2004

30 Pinckney Street: (Applicant: Paul Pace; Owners: Paul and Carol Pace; Agent: Richard G. DiGirolamo) The Applicant seeks a variance from minimum lot area per dwelling unit requirements (SZO §8.5.B) and special permit for relief from one required off-street parking space (SZO §9.13.a) to convert an existing two-family to a three-family dwelling. Residence B (RB) zoning district.

Recommended Denial (5-0)

30 Monmouth Street: (Applicant: Kate Roosevelt and Christopher Churchill; Owner: Christopher Churchill) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to enclose a front porch. Residence B (RB) zoning district.

Recommended Approval with Conditions (4-0)

Public Hearing:

A joint public hearing for all interested parties will be held by the Somerville Planning Board and the Board of Aldermen Committee on Legislative Matters on **Thursday, March 18, 2004 at 7:00 p.m.** in the Aldermen's Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

Three proposed Zoning Amendments:

- Proposed amendments to the Somerville Zoning Map and Zoning Ordinance including, without limitation, Articles 2, 5, 6, 7, 8, 9 and 16 that would: (1) replace the Assembly Square Interim Planning District, the Business Park Assembly District, the Industrial Park Assembly District, and the Highway Overlay District with a new Assembly Square Mixed Use District, (2) revise the Waterfront Overlay District, and (3) modify provisions of the Zoning Ordinance relating to parking, loading, signage, planned unit developments, modifications to planned unit developments, review by the inspectional services department, outdoor seating, and definitional provisions.
- A proposed amendment to Article 2 of the Somerville Zoning Ordinance by creating a definition for "Single Housekeeping Unit."
- A proposed amendment to Article 9 of the Somerville Zoning Ordinance to establish the required off-street parking requirements for residential dwelling units through either the number of bedrooms or the square footage of each unit, depending on which requires the greater number of parking spaces.

All Hearings continued to April 1, 2004, with Public Record open until March 26, 2004 for Planning Board